

A Factual Summary Submitted by William Shields, 721 Bay Road, an abutter

Miles River Village

Just before the Annual Town Meeting the public first heard of a Chapter 40B housing project called Miles River Village.

It appears from meeting minutes that the Town's Affordable Housing Trust (AHT) has been working with Andrew DeFranza, Executive Director of Harborlight Community Partners, for thirteen months, i.e. since February 2015 to develop "a project."

The specifics of this project began to coalesce in earnest one year ago in April 2015 with discussions of site control, legality of development, size, and access.

AHT and Harborlight then refined the project in May and August when the AHT voted unanimously to "strongly support" the project.

The project they strongly supported was then aired at an October 28 meeting of the AHT attended only by town officials, i.e., by three selectmen, the chairman of the Zoning Board of Appeals (the board that would be charged with holding a 40B hearing), the Town Moderator, the Town Manager, the Town Planner and the Town Community Projects Coordinator.

The public received no notice of the October meeting. The posted agenda states "Presentation by Harborlight Community Partners."

The Project

The Miles River Village Project, which now has the strong and unanimous support of the AHT, comprises:

- 108 rental units of Low and Moderate Income housing; to be populated by a Harborlight lottery (All units for people below 60% of area median income with 10% of the units for those below 30% of area median income, 10% homeless preference).

- 12-14 years of phased construction

- Minimum cost of \$40 Million

- Two miles from Town center and from any public service or transportation

- Abutting the Regional High and Middle Schools for more than 1500 feet

- On a site owned by Kurt Miller and spouse and James Farnham and spouse which the Planning Board ruled in 1980, and has twice since affirmed, shall not be further subdivided.

With the only access to the site from Route 1A, at the Town's most congested traffic intersection which is in a **School Zone**

Over a 50 foot dead end right of way, that is subject to a septic easement and an easement of passage, ending in a cul de sac.

On land encircled by wetlands and the Miles River

Hamilton Funding Called For

On January 20, 2016 AHT Chairman Carey "explained that the Miles River Village project is going forward. They need a financial commitment for their project from the Town."

Dorr Fox and Mr. Carey were charged with putting together an application to the Community Preservation Committee to request additional funds. They did so.

The Annual Town meeting voted that no Community Preservation funds would be used for Miles River Village without further town meeting action.

Harborlight's published description of "Miles River Village" on the Town website states specifically that they are looking to the Town for \$1,500,000.

Conclusion

It is not disputed that:

the AHT does not want to do an unfriendly Chapter 40B

Harborlight does not want to do an unfriendly Chapter 40B

No submission for a Project Eligibility Letter to a state agency will be made until there has been a full, open, and unhurried look at this project and alternatives.

There will be a public forum, hosted by the Town

The community seems unanimous in its view that we as a Town should be proactive in seeking and providing affordable housing. We need to examine alternatives rationally and without the looming threat of an unfriendly 40B.